
Planning Statement Addendum

Application FUL/2022/0149

Land south of the A646, Hollins Cross Farm,
Burnley

Full planning application for the erection of 200
dwellings and associated works

Planning Statement

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1. Introduction

Introduction and Purpose

- 1.1. This statement has been produced by Savills (UK) Limited acting as agents on behalf of the applicant, Prospect (GB) Limited ('Prospect'). A full planning application was submitted to Burnley Council on the 22nd March 2022 and validated on the 13th April under the reference FUL/2022/0149.
- 1.2. Whilst the principle of development and broad masterplan approach are supported by the Planning Authority, during the consultation and assessment process a number of alterations and clarifications have been requested by both the Planning Authority and Statutory and Public consultees. As a result of this process the proposal has been partially redesigned, and the technical work on matters such as drainage and biodiversity, furthered.
- 1.3. This Statement therefore provides a summary of the changes. Whilst alterations are made across the entire site, the changes are all considered to be relatively minor, with the proposal continuing to accord with policy. This Statement is therefore intended to be read in conjunction with the original Planning Statement submitted, dated May 2022. The description of development has not been amended as a result of the additional works and remains as originally submitted:

"Full planning application for the erection of 200 dwellings and associated works".
- 1.4. Please note that throughout this Statement the residential plot numbers referenced are as set out on the updated masterplan (reference WD20-90-DL01 Rev B May 2021 (**revision date 07.09.22**)), and not the original submission (reference WD20-90-DL01 A).

Summary of the Redesign

- 1.5. The design alterations and technical works include the following, which are discussed in detail within the following sections of this addendum:
 - Alteration to the proposed highway layout throughout to address comments raised by Lancashire County Council Highways in May 2022, including changes to road widths, locations of speed control features, and changing private drives to formally adopted highways, with LCC's feedback on the updated proposal anticipated;
 - Minor updates throughout to housetype locations as a result of the highway works;
 - Rotating the two homes at the south-west corner of the site (plots 60 and 61) to follow the alignment of the homes to the north;
 - Amending the location, orientation, and housetype of the house at the north-west corner of the site (plot 49) to address overlooking concerns;

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- Assessing and considering additional pedestrian access points to the north and west of the site, to explore options to increase pedestrian permeability onto Glen View Road, Wilkie Avenue, and Footpath 12-6-FP-14;
- Redesigning the water attenuation basin to allow the majority of the feature to be used as recreational open space, whilst having one third of the basin as a permanently submerged pond to aid biodiversity benefits as part of the POS provision;
- Submission of a separate Planning Application (which has now been validated) to provide temporary access to Hollin Cross Farm to the south of the site, whilst construction works are ongoing (reference FUL/2022/0522);
- Setting out the location of two formal play spaces for children and young persons within the open space to the north and east of the site;
- Amending the proposed housetypes to incorporate reconstituted stone to all plots in the place of brick, and pitch roofs in the place of hipped roofs;
- Completing additional ecological surveys as requested by the Greater Manchester Ecology Unit (GMEU) to better understand the existing condition and value of the site; and,
- Undertaking further assessment of the BNG position, and updating the soft landscaping scheme to further reduce the impacts of the proposal on Biodiversity, with discussions with GMEU ongoing. .

Conclusion

- 1.6. This Statement concludes that updated design and technical works fully address the concerns raised during the consultation process, and presents a scheme of high quality whilst remaining viable, enabling the delivery of a key housing site for Burnley.
- 1.7. The proposal is considered to deliver a very high quality scheme, and accords with the policy context.

Revised Documentation

- 1.8. For clarity, a table included at **Appendix A** sets out the drawings and reports which have been updated or superseded in the following format:

#	Original Document	Status
1	Affordable Housing Plan	Superseded by plan reference WD20-90-DL01 Rev B May 2021 (revision date 07.09.22)
2	Affordable Housing Statement	To be read alongside the Planning Statement Addendum
...

2. Layout

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Housetypes and Locations

- 2.1. The houses proposed on the plots at the north-western and south-western corners of the site have been relocated to address queries over overlooking impacts and street layout (plots 49, 60, and 61).
- 2.2. Residential plot 49 has been changed from a four-bed detached home with double garage to a different four-bed home of a smaller footprint. Plot 49 therefore has no first floor windows on the northern boundary, which ensures no overlooking of the existing homes on Wilkie Avenue.
- 2.3. As part of the updated proposal, the detached house which sat on the plot adjacent to plot 49 has been replaced with a pair of semi-detached properties (plots 50 and 51), which enables plot 49 to be moved further from the existing homes on Wilkie Avenue, further reducing the impact on visual and residential amenity.
- 2.4. For the reasons set out, plot 49 is not considered to overlook the existing dwellings on Wilkie Avenue, with an appropriate relationship between the existing and new properties.
- 2.5. At the south-western corner of the site, plots 60 and 61 have been reorientated and the housetypes changed to maintain a consistent building line to the west of the development site.
- 2.6. Across the development other residential plots have been repositioned to enable the required alterations to specific plots, and the highway layout. The following table sets out the overall change in housing mix:

House Type	Beds	Number of Homes (Original)	Number of Homes (Updated Proposal)	Difference
Detached	4	96	99	3
Detached	3	44	45	1
Semi-detached / Mews	3	38	36	-2
Semi-detached / Mews	2	22	20	-2
Totals	-	200	200	0

- 2.7. The following table sets out the distribution of house sizes, and delivery of affordable homes, based on the updated mix:

House Type	Beds	Number of Homes	Percentage, All Homes	Percentage by House type	Delivered as Affordable	Percentage, Affordable Homes
Detached	4	99	50%	72%	-	-
Detached	3	45	23%		-	-
Semi-detached / Mews	3	36	18%	28%	11	5.5%
Semi-detached / Mews	2	20	10%		9	4.5%
Totals	-	200	-	-	20	-

- 2.8. As shown within the two tables above, the number of detached homes has increased by 2% and the number of semi-detached / mews reduced by 2%, when compared with the original submission. The number of affordable homes remains the same (20, or 10% of the development), however there are now 2 more two-bed affordable homes, and 2 fewer three-bed affordable homes. None of these alterations are considered to be material in the context of a scheme for 200 homes.

Public Open Space

- 2.9. The location of the Public Open Space is primarily dictated by the sites existing constraints including topography and the location of below ground septic tanks. The broad layout remains consistent with the original submission with the POS situated to the north, east, and central areas as shown on the POS Areas Plan, reference HC-POS-002, dated Aug 2022. In total the development of 200 homes is required to deliver 1.2 hectares of POS, as confirmed by the formal pre-application response. The current proposal delivers a total of 1.79 hectares, excluding the permanently wet SuDS area, with this total well in excess of policy requirements.

Formal Play Space

- 2.10. The existing topography significantly constrains the opportunity to deliver formal play space for children and young persons, due to the requirement for this space to be at a gradient of no more than 1:20. Due to the topography the central POS cannot accommodate formal POS play space, therefore options to deliver the formal play space elsewhere have been explored, with the north and eastern areas identified as the optimal locations.
- 2.11. Due to existing septic tanks on the site, required distances between formal play space and existing and proposed houses, topography of the site, and allowable gradients for such spaces, two Local Areas of Play (LAPs) are included, situated to the east and north of the site. The entire site is at a significant angle and whilst it is acknowledged that a more central and / or larger area of play may have been preferable in simple design terms, the existing site constraints prevent these being delivered in a manner which accords with the gradient requirements for such space.
- 2.12. In line with the initial round of consultation responses received on the original proposal, it is understood that contributions may be required to improve off-site existing facilities. Prospect Homes are happy to contribute where such contributions would help to offset the limited space that can be provided on the site and deliver further, and wider, community benefit.

The Attenuation Basin

- 2.13. The water attenuation basin has been redesigned and only approximately one-third of the basin at the eastern end will permanently contain water. The feature will therefore be partially dual purpose, with two-thirds of the basin not actively in use for water storage for the majority of the year. It will therefore be available as usable POS, including areas of SuDS appropriate meadow, amenity meadow, and turfed areas around the basin.

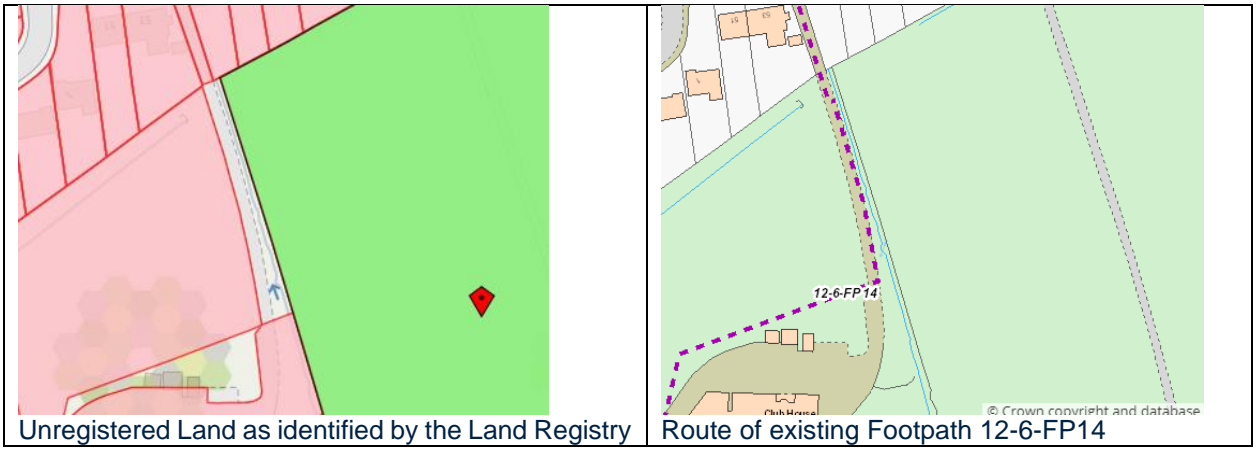
- 2.14. Policy HS4 (part 9) notes that Public Open Space should be multifunctional, providing sustainable drainage and habitats where possible. The revised attenuation basin will provide a multitude of benefits in terms of open space, design, and biodiversity, in line with Policy HS4.
- 2.15. POS serves a multitude of purposes including play space, and visual amenity by creating a sense of openness, and as such the total area of Parcel C is considered to be appropriate in line with Policy HS4 however the permanently wet pond within the basin has been excluded from the 1.79ha POS area calculation. The site is heavily constrained by its topography, however the masterplan has been designed to incorporate as much open space as possible throughout, and where possible ensuring that essential infrastructure including ground stability and drainage features, are multi-functional and providing value as visual amenity even where the feature prevents use as formal amenity space.

Pedestrian Permeability

- 2.16. A number of options have been carefully explored to improve pedestrian permeability from the site to the surrounding areas to the north and west. Access onto Wilkie Avenue is not possible due to an area of third party land situated between the adopted highway and the sites boundary, this option has therefore been ruled out.
- 2.17. Connection to the existing footpath / right of way (12-6-FP 14) which runs north-south along the Burnley Golf Course access track along the western boundary of the site is considered to be the most appropriate way of improving permeability. As with Wilkie Avenue there is a strip of land preventing connection from the site to the right of way, however Prospect are willing to incorporate a link from the central POS to the western boundary of the site. The unregistered land to the west of the site is however not under the control of Prospect.
- 2.18. An option to increase permeability with a path between 83 and 85 Glen View Road has also been explored. However, this land is currently in use as a garden attached to number 85, with the owner having occupied this land with consent of the landowner for a significant period of time. It has become usable garden space rather than agricultural land. The gradient of the attenuation basin bank in this location may also prevent an appropriate link being delivered in this location. A link through in this location is not therefore considered to be the most appropriate approach, given the existence of Footpath 12-6-FP 14.
- 2.19. A link to the edge of the site adjacent to Footpath 12-6-FP 14 is therefore currently proposed however not included on the drawings submitted, due to the off-site extension to meet the existing footpath to be discussed with the Council. An extract of the Land Registry mapping and footpath location are provided below:

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3. Design

Materials

- 3.1. The formal pre-application response from the Council provided some guidance on appropriate materials, including that use of some brick would be appropriate.
- 3.2. Due to the prominent location of the site and the Council's desire to bring forward developments which reflect the historic character of the area, we however understand the use of brick within the site is no longer supported and that pitch roofs are sought. Policy HS1/2 is silent on detailed material requirements, and it is in this context that we would expect the Council's review of the design to be undertaken, on the basis that other allocations within the Local Plan have made explicit reference materials where this was deemed necessary.
- 3.3. Whilst the removal of brick and the change to pitch roofs has a significant impact on the financial pressures of delivering the site, Prospect Homes are working to deliver a scheme which is of the highest quality possible and delivers the widest set of benefits (including affordable housing on site). As such, Prospect have pushed the parameters of the scheme as much as possible and it is now proposed that all plots throughout the development will be finished with a very high quality artificial stone and render in place of the brick and render finish previously proposed. All lintels and cills will also be made of reconstituted stone.
- 3.4. An assessment of major residential consents and live applications in the local vicinity confirms that reconstituted stone is entirely appropriate in this location to the south of Burnley. Schemes which either have consent in place or a resolution to grant consent, and are significant residential developments to the south of Burnley include:

Reference	Proposal	Comment on reconstituted stone
FUL/2021/0135	66 bed Care Home	The Committee Report set out that: "The elevation treatment has been improved since the original submission with the use of reconstituted stone and some render to all elevations. A flat grey tile is proposed to the roof."
FUL/2021/0273	87 homes being delivered by Barratt David Wilson	The Committee Report set out that: "The development would be constructed in reconstituted stone and flat dark grey tiles. ... The use of reconstituted stone and designs with gable roofs, head/cills, well proportioned facades and the use of chimneys for some of the plots, reflects the local distinctive character of development."
FUL/2021/0691	122 homes being delivered by Seddon Homes	No report has been produced at the time of writing, however the planning drawing submitted show all homes as reconstituted stone. We note that two formal pre-app meetings were held in advance, with the Planning Statement making reference Pre-app discussions including materials. On this basis we believe that the reconstituted stone approach was agreed during the pre-application discussions.

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FUL/2020/0504	22 homes + 12 apartments situated approximately 3km north of the site	The report sets out that: “The use of reconstituted stone and a flat grey tile would be appropriate.”
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3.5. The proposal, as shown on the Material Plan reference WD20-90-MF01 Revision B, is for all homes across the development to include reconstituted stone, replacing the brick elements previously proposed. The house types have not changed significantly, with render to be included in the same locations as previously proposed, as set out within the house types brochure. The changes to each house type include:

- Alterations to the porch designs, replacing flat porches which extended over adjacent windows, with pitched porches, and,
- Alterations to window and garage designs.

3.6. The reconstituted stone proposed is a Cromwell Rustic Weathered stone or similar if supplies are unavailable. The image below shows a similar stone produced by the same manufacturer, and further details on the proposed finish can be provided to the Council in due course. In any event we would expect any consent on site to be subject to a Standard planning condition which requires samples to be agreed before the superstructure of any dwelling is commenced, however, due to the financial pressures on deliverability of the site it is essential that agreement is reached on material at an early stage.



Roofscape

3.7. Taking onboard comments from the Council in regard to the roofscapes, hipped roof styles have been amended to pitch and gable styles, as shown within the house types brochure. There are some exceptions including some house-types such as the Overton which include a partial hip, where the hipped roof is integral to the design of the front façade, building footprint and return. The design ensures variation in building style and massing across the site to make best use of focal points and to provide additional visual interest. The small portion of hipped roofs of are considered to be entirely appropriate in the context of the majority being a pitch design, with few hipped instances.

Design Changes

- 3.8. As set out above there have been a number of layout and design challenges with this site which have increased costs. Prospect Homes are committed to delivering policy compliant levels of affordable housing and have managed to revisit the facing materials as requested by officers. The Local Plan is explicit where natural stone is expected to be utilised, for example allocation EMP1/5, whilst allocation HS1/2 is silent on the matter, requiring only “*a scheme of high quality*”. Nor does any wider guidance explicitly require natural stone. We believe that the proposed materials and changes accommodated in respect of the roofscapes represent a high-quality option and in our view they will elevate the design and build quality of this development beyond that already in place in and around this locality.

4. Flood Risk and Drainage

- 4.1. As part of the redesign as discussed above, the attenuation basin to the north of the site has been altered to enable a portion of the basin to be dry for the majority of the year, creating a multi-purpose space for both recreation and sustainable drainage.
- 4.2. Further technical work has been undertaken in respect of the calculation of greenfield run-off rates, and pre-and post-development runoff volumes, to address the second consultee response received from the LLFA on the 15th August. These are set out within the submitted documents titled:
- Flow Pre & Post Development; and,
 - Greenfield Runoff Rate Estimation.
- 4.3. The additional technical works submitted with this submission address the requirements of the most recent LLFA comments, and as such the proposal is considered to be appropriate in terms of flood risk and drainage.
- 4.4. Based on the works undertaken the proposal will improve the current flooding situation, and intercept, store, and release at an appropriate rate, water that currently flows in an uncontrolled manner off the agricultural land and onto Wilkie Avenue.

5. Community Engagement

- 5.1. Prospect Homes is a development arm of The Riverside Group, which is a 'not-for-profit' Registered Provider of affordable housing. Any profits generated on Prospect Homes developments are reinvested by the Group to fund homelessness, care facilities for the elderly, and the provision of affordable homes.
- 5.2. Prospect aim to ensure that developments benefit local communities beyond the new homes that they build by:
- Providing a mix of house types that help to meet the needs of local residents whilst also attracting new residents to the area;
 - Designing schemes to encourage mixed communities with affordable homes for first time buyers together with larger aspirational homes;
 - Providing a mix of tenure types for private sale and affordable tenures targeting local residents in housing-need;
 - Promoting the employment and business opportunities generated by our developments to local people and companies;
 - Creating an Apprentice position within Prospect's site team and seek to recruit this position through local colleges;
 - Supporting local colleges with material supplies, work experience and careers events; and,
 - Supporting local community groups through sponsorship, materials for specific projects and staff time at events.

6. Conclusion

6.1. In summary the proposal will bring forward homes on an allocated site and represents a significant aspect of the Council's identified housing supply. The Applicant have taken on board the comments received from the Planning Department and Statutory Consultees with the key benefits including:

- Agreeing to deliver stone facades to all elevations throughout the development, in place of brick;
- Amending the roofs from hipped to pitch and gable styles;
- Undertaking further drainage and flood risk works to demonstrate that the scheme will reduce flood risks in the vicinity of the site;
- Continuing to commit to delivering 10% of homes as affordable;
- Amending the highway layout and widening roads in line with the requests of LCC;
- Replacing and reorientating some plots to improve design, enable to highway layout alterations, and further reduce overlooking of existing homes;
- Delivering a wide variety of house types and tenures to meet the needs of the market; and,
- Enhancing the landscaping scheme throughout to improve the Biodiversity, amenity, and visual value of the proposal.

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Appendices

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Appendix A Schedule of Revised Documentation

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#	Document	Status
1	Affordable Housing Plan	Superseded by plan reference WD20-90-DL01-b (Revised 07.09.22)
2	Affordable Housing Statement	To be read alongside the Planning Statement Addendum
3	Air Quality Assessment	No Change
4	Arboricultural Impact Assessment Inc. Tree Survey	No Change
5	Archaeological Assessment	No Change
6	Areas Plan	Superseded by plan reference HC-POS-002
7	BNG Calculation	No Change
8	Botanical, Invasive and BNG Report	No Change
9	Boundary Treatments	Superseded by plan reference WD20-90-BT01
10	Boundary Treatments-Brick wall	No Change
11	Boundary Treatments-Close board	No Change
12	Colour Layout	Superseded by plan reference WD20-90-DL01
13	Construction Method Statement	No Change
14	Crime Impact Statement	No Change
15	Design and Access Statement	No Change
16	Drainage and SuDS Strategy	To be read alongside the following two documents:
17	-	Flow pre & post development volumes
18	-	Greenfield runoff rate estimation
19	Drainage Strategy Sheet 1	No Change
20	Drainage Strategy Sheet 2	No Change
21	Drainage Strategy Sheet 3	No Change
22	Ecology Surveys	No Change
23	Electricity Point of Connection Plan	No Change
24	Energy Efficiency Statement	No Change
25	Existing Site Plan	No Change
26	Flood Risk Assessment	No Change
27	Garages	No Change
28	Gas Point of Connection Plan	No Change
29	Geo Environmental Investigation Report_pt1	No Change
30	Geo Environmental Investigation Report_pt2	No Change
31	Housetypes Brochure inc. Dims.	Superseded by document dated August 2022
32	Landscape Management Plan	No Change
33	Landscape Scheme Sheet 1	Superseded by plan reference GL1942 -01B
34	Landscape Scheme Sheet 2	Superseded by plan reference GL1942 -02B
35	Landscape Scheme Sheet 3	Superseded by plan reference GL1942 -03B
36	Landscape Scheme Sheet 4	Superseded by plan reference GL1942 -04B

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37	-	Landscape Visual Assessment
38	Materials Finishes	Superseded by plan reference WD20-90-MF01
39	Noise Impact Assessment	No Change
40	Parking Schedule	No Change
41	Phasing Plan	No Change
42	Planning Layout	Superseded by plan reference WD20-90-DL01-B (revised 07.09.22)
43	Planning Statement	To be read alongside the Planning Statement Addendum
44	Preliminary Ecological Appraisal	No Change
45	Refuse Layout	Superseded by plan reference WD20-90-RL01-B (Revised 07.09.22)
46	Roof Plans	Superseded by House Types Brochure
47	Site Location Plan	No Change
48	Statement of Community Involvement	No Change
49	Street Scenes & Cross Sections	Superseded by plan reference WD20-90-SS01-B
50	Street scenes and cross section location	Superseded by plan reference WD20-90-SL01-B (Revised 07.09.22)
51	Topographical Survey Sheet 1	No Change
52	Topographical Survey Sheet 2	No Change
53	Topographical Survey Sheet 3	No Change
54	Transport Statement Inc. Travel Plan	No Change
55	Water Mains Point of Connection	No Change
56	Water Vole Survey Report	No Change

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